



Flat 2 Portland House, 6 College Street

Burnham-On-Sea, TA8 1AR

Price £139,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Beautifully maintained two bedroom hall floor flat with off street parking for two vehicles situated in Burnham-on-Sea town centre within a short walk of the sea front and town centre amenities. CASH BUYERS ONLY

Security entry system to hall floor. Entrance hall* open plan lounge/dining/kitchen* two bedrooms* shower room* gas central heating* upvc double glazed windows* off street parking for two vehicles. Must be seen.

Local Authority

Sedgemoor District Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Eight steps rise to the front of the property with a part glazed door giving access to the:

Entrance Porch

With security entry phone system which in turn give access to the:

Entrance Hall

Door gives access to the flat.

Hallway

Gives access to the:

Open plan Kitchen/Dining Room/Lounge

17'7" x 14'2" (5.36 x 4.34)

With upvc double glazed by window to the front enjoying a coastal aspect to the right hand side.

Period fireplace with arched alcoves to either side, picture rail, cornice ceiling and ceiling and wall lights.

The kitchen area is fitted with a high quality range of wall and floor units to incorporate hot point double oven, ceramic hob and extractor hood, concealed lighting, integrated fridge and freezer, kitchen island incorporating sink with mixer tap.

Bedroom 1

9'10" x 8'7" (3.02 x 2.64)

Upvc double glazed window to the rear.

Bedroom 2

10'0" x 7'8" (3.05 x 2.35)

Double mirror fronted wardrobe housing the gas combination gas boiler supplying domestic hot water and radiators.

Shower Room

10'0" x 5'4" (3.05 x 1.65)

Fitted with a high quality suite comprising large shower enclosure, rainhead and hand held shower, close coupled w.c., vanity wash hand basin with cupboard below housing the plumbing for an automatic washing machine. Ladder style heated towel rail and extractor fan.

Outside

The property benefits from having off street parking which can be utilised either to the front or the rear of the property.

Tenure

Leasehold

Remainder of a 999 year lease from 1984.

Maintenance £500.00 per annum.

Description

The property is situated in a convenient central location within close proximity of the town centre and a short walk from the sea front.

PROPERTY DESCRIPTION

The property is a hall floor flat in an imposing four storey terraced property. The property has been beautifully maintained and offers quality fittings that must be seen to be fully appreciated.

The property benefits from having gas central heating, upvc double glazing and off street parking for two vehicles.

An early application to view is strongly recommended by the vendors selling agents.

Material Information

- Mains gas, electric and water at the property.
- Broadband and Mobile signal or coverage in the area.

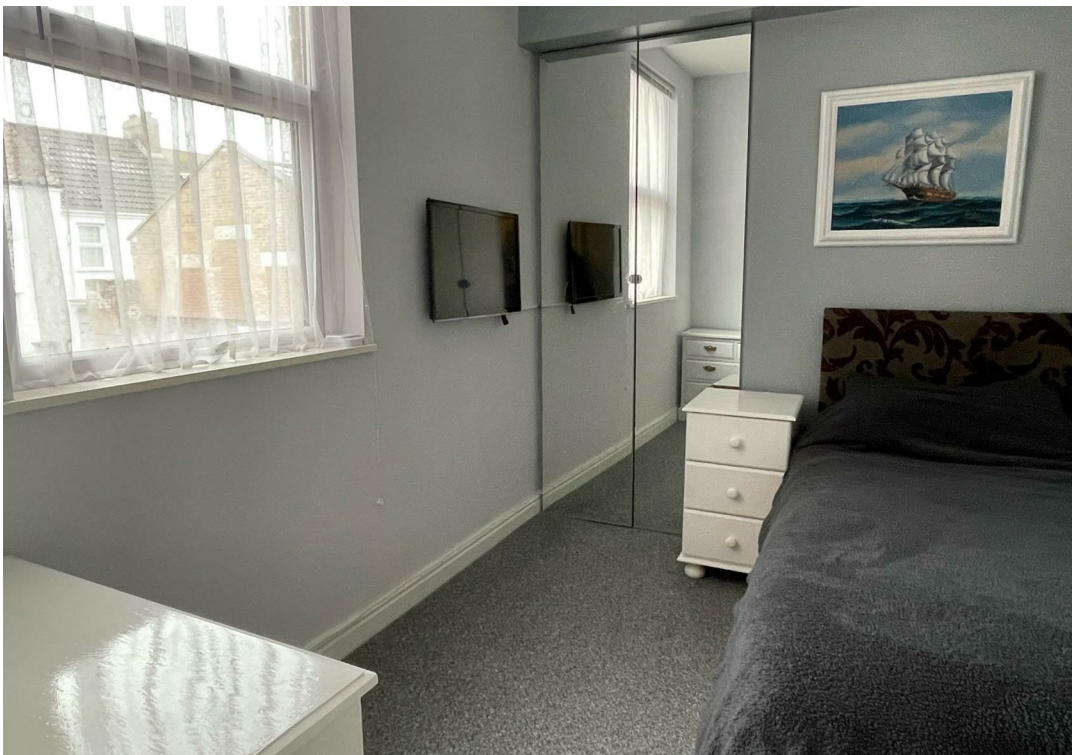
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



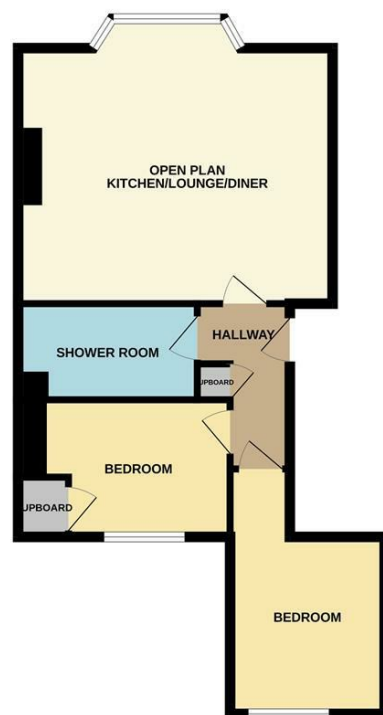
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Summer guide from The Publishing Office, 44 High St.
TRAVEL BY TRAIN

FLAT 2 PORTLAND HOUSE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex ©2022



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

